



Agenda

- Project Purpose and Existing Conditions
- Proposed Project Scope and Schedule
- Questions and Next Steps

State of Minnesota

Ford Building Demolition – Information Session

September 2023



Project Purpose Project Overview

Overview

- This project scope primarily focuses on demolition of the Ford Building and restoration of the site.
 - *Scope of work includes demolition of the existing building, site landscaping and parking restoration, and construction of a new tunnel access structure to maintain service of the underground Capitol Complex tunnel system.*

Project Purpose Existing Site Conditions





Project Purpose Existing Conditions

Ford Building Condition

- Constructed in 1914 by Ford Motor Companies.
- Acquired by the State of Minnesota in 1952.
 - *Utilized primarily as office space but has been vacant since 2004 due to deterioration, need for major repairs and systems replacement, and high lease rates for limited space efficiency/use.*



Project Purpose Existing Conditions

Building Deterioration

- Basement foundations walls, roof system and windows are in poor condition allowing moisture intrusion into the building, causing damage to the interior finishes and corrosion to the concrete structure.
 - Ongoing moisture intrusion has led to active mold growth, primarily at the basement and lower floors.





Project Purpose Existing Conditions

Systems Replacement

- Many building systems are severely outdated or failing and would require full replacement to meet current building codes prior to occupancy.
 - Mechanical systems provide minimal ventilation to the building. All other systems have been disconnected or decommissioned.
 - Life safety and fire alarm systems are inoperable and do not meet current building codes.
 - Overhaul of security and IT systems would be required to meet current MN-IT standards.

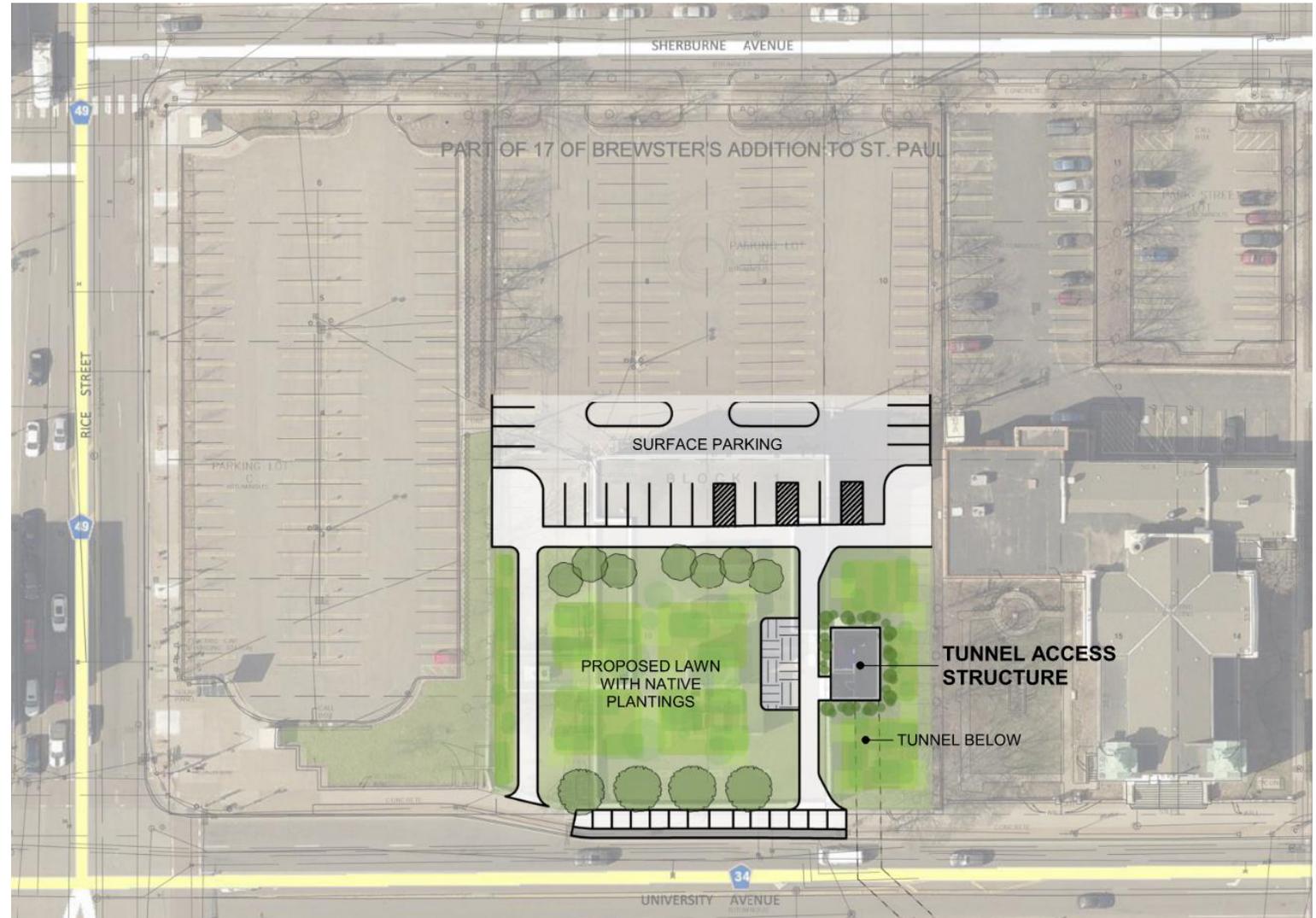


Project Purpose Existing Conditions

Building Deficiencies

- Accessibility upgrades, including replacement of the existing elevators, would be required prior to occupancy.
- Exterior envelope improvements would be required at all facades and foundation walls to provide weathertight enclosure and minimize water intrusion.
- Significant presence of hazardous materials (asbestos, lead paint, regulated materials) identified in the building. Removal of hazardous materials would be required with any major renovation or remodel work.

Proposed Project Scope Site Restoration Plan



NOTE: Proposed reduction of approx. 8-10 parking stalls.



Proposed Project Scope Site Section and Materials



Sherburne Ave. Surface Parking Plaza University Ave.

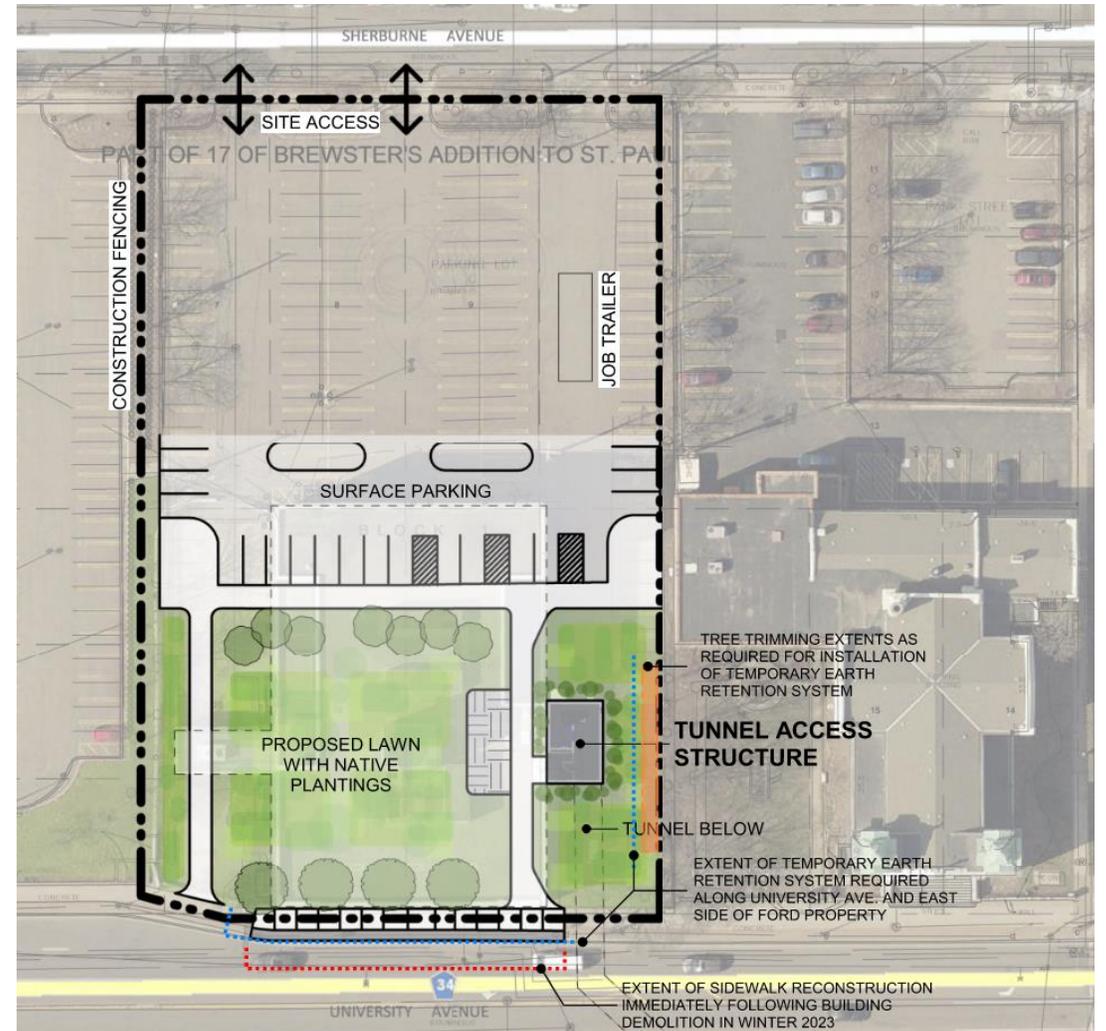


Proposed Project Scope Perspective Rendering



Temporary Facilities and Controls

- Dust Control Procedure Specification
 - *‘Remove structural framing members and lower to ground by method suitable to avoid free fall and to prevent ground impact or dust generation.’*
 - *‘Minimize production of dust due to demolition operations; do not use water if that will result in flooding, sedimentation of public waterways or storm sewers, or other pollution.’*
- Work shall comply with typical City of St. Paul noise ordinances.





Proposed Project Scope Schedule

Proposed Schedule

- August 2023: Issue Bid Documents
- September 2023: Bid Opening and Contract Award
- October – December 2023: Hazardous Material Removals, Decommissioning and Building Demolition
- Spring 2024: Construction Start on Site Restoration
- Fall 2024: Substantial Completion

* Schedule subject to change based on plan approvals and equipment/material lead times.



Next Steps

Questions? Other topics?

